

MEMORANDUM

DATE: November 19, 2003

TO: Planning and Zoning Board

FROM: Bruce D. Chatterton, AICP, Planning and Zoning Manager

BY: Chris Barton, AICP, RLA, Principal Planner

SUBJECT: PZ Case Nos. 11-Z-03, 12-Z-03 and 15-Z-03

Applicant: Calvary Chapel

Request: Rezone from AIP (Airport Industrial Park) to CF (Community Facility)

Background:

This item was previously on the September 17, 2003 Planning and Zoning Board Agenda and at the applicant's request was deferred to allow time to consider the development of an aviation easement with the City. At that time staff recommended a deferral to the November 19, 2003 meeting in order to address concerns about possible conflicts with Airport operations and some of the uses permitted under the proposed CF zoning designation should the rezoning go forward without obtaining such an aviation easement over the applicant's property.

This item was subsequently scheduled for the October 15, 2003 Planning and Zoning Board Agenda at the applicant's request and was deferred to the November 19, 2003 Planning and Zoning Board meeting because the above mentioned documents were not available in time for the October meeting. The applicant has been working with Airport and City Attorney staff to develop the proper language to be contained in such an easement, but the final language is not yet available. Therefore, staff recommends a deferral to the December 17, 2003 Planning and Zoning Board meeting.

Staff Recommendation:

Staff recommends a deferral of these items to the December 17, 2003 Planning and Zoning Board meeting. If the applicant or the Board wish to go forward without the above mentioned aviation easement, staff recommends denial of these applications.

PZ/11-Z-03/12-Z-03/15-Z-03/11-19-03/ECB/ke